

NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SUBORDINATION AGREEMENT

The SUBORDINATION AGREEMENT ("Agreement") is executed this 23 day of February 2011, by and between Quickstart Resources, Inc. et. al, and Marshall R. Young Oil Company ("Lessee") and PNC Mortgage, a division of PNC Bank, N.A. successor interest to National City Mortgage Co. d/b/a Accubanc Mortgage Corporation ("Bank").

WITNESSETH

WHEREAS, Lessee is the present owner of that certain Oil, Gas and Mineral Lease ("Lease"), dated May 24, 2005 and extended by an Extension of Oil and Gas Lease dated May 3, 2010 Gustavo Loa Leal and wife, Sylvia Leal, with mailing address at 5529 David Strickland Road, Fort Worth, Texas 76119 covering certain tract of land situated in Tarrant County, Texas, as evidenced by Oil, Gas and Mineral Lease recorded in Document No.205264964, Official Public Records, Tarrant County, Texas, as assigned; and,

WHEREAS, Bank is the present owner and beneficiary of the liens, encumbrances and rights created by a Deed of Trust dated January 28, 2000, executed by Gustavo Loa Leal and wife, Sylvia Leal ("Borrower"), recorded in Document No. D200024881, of the Official Public Records of Tarrant County, Texas, covering a certain tract of land ("Property") situated in Tarrant County, Texas, described as follows:

WEST HALF (W/2) OF LOT 8, BLOCK 8, OF THE SUN VALLEY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-V, PAGE 92, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME LAND FURTHER DESCRIBED IN WARRANTY DEED DATED JANUARY 28, 2000, FROM GEORGE SCOTT SCHOOLCRAFT AND WIFE, CAROL LOUISE SCHOOLCRAFT TO GUSTAVO LEAL AS GRANTEE AND RECORDED IN VOLUME 14204, PAGE 150, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

WHEREAS, Bank has agreed to subordinate said liens to said Lease and all rights therein and created thereby, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in pursuance of this Agreement and for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bank does hereby consent, covenant and agree that the said liens are hereby made, and shall at all times continue to be subject and subordinate to the said Lease, as previously amended and assigned, and all rights therein and created thereby if the Lease is maintained in accordance with its terms.

This Agreement and subordination shall in no wise affect or impair the rights of Bank, its successors or assign, to hold, foreclose, sell, accept deeds in lieu of foreclosure under said liens or liens in any manner prescribed by contract or law, all or any part of the lands, appurtenances and estates therein, save and except the rights, title, estates and privileges of the Lessee under the Lease and any extension thereof, and any renewals or extensions of said lien and any foreclosures of sales of said lands or any part thereof under the said liens shall expressly except and be subject to said Lease, and all rights therein and created thereby if the Lease is maintained in accordance with its terms.

Nothing contained herein shall (i) prevent Bank from entering into such agreements with Borrower as Bank deems proper extending the time for payment or renewing or otherwise altering the terms of any or all indebtedness of Borrower to Bank or affecting any security for any or all such indebtedness including, without limitation, the Property, or (ii) affect or impair the lien and

security interest created by the Deed of Trust or any other security document held by Bank in and to any royalty interest, Borrower's possibility of reverter in and to the oil and gas estate in the Property, Borrower's interest in and to any minerals not covered by the Lease and Borrower's interest in and to the surface of the Property and any improvements thereon.

Borrower and Lessee hereby (i) consent to the foregoing Agreement, (ii) agree to be bounded by the terms and conditions hereof, (iii) agree that they will not take any action in contravention of this Agreement, (iv) agree to name Bank as an additional insured under policies obtained pursuant to the Lease, (v) agree to make available to Bank upon request copies of all records relating to the Lease, and (vi) agree that no amendment, modification, extension, renewal or supplement to the Lease shall be binding upon Bank without Bank's prior written consent.

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns.

PNC Mortgage, a division of PNC Bank, National Association successor in interest to National City Mortgage Co. d/b/a Accubanc Mortgage Corporation

By: Crystal A. Carter-Rhodes

Name: Crystal A. Carter-Rhodes

Title: Assistant Vice President

STATE OF OHIO§

COUNTY OF MONTGOMERY§

This instrument was acknowledged before me this 23rd day of February, 2011, by Crystal A. Carter-Rhodes as Assistant Vice President of PNC Mortgage a Division of PNC Bank, N.A. successor in interest to National City Mortgage Co. d/b/a Accubanc Mortgage Corporation.

Notary Public in and for the State of Ohio

Signature of Notary

Mary Y. Parrish

Print Name of Notary: MARY Y. PARRISH

AFTER RECORDING RETURN TO:

RAYMOND BUCK

4609 HARLY AVE.

FORT WORTH, TX 76107



MARY Y. PARRISH, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2015
Registration No. 2010-RE-331546

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

RAYMOND BUCK
4609 HARLY AVE
FT WORTH, TX 76107

Submitter: RAYMOND BUCK

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 3/7/2011 3:09 PM

Instrument #: D211054161

ABAND

3

PGS

\$20.00

By: _____

Mary Louise Garcia

D211054161

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK